

GOVERNMENT OF ANDHRAPRADESH

**ABSTRACT**

Town Planning – Ramanayyapeta Gram Panchayat – Certain variation in the Master Plan - Change of land use from Industrial use zone to Central Commercial use in R.S.Nos.234/1(Part), 234/2(Part), 234/3, 235/3, 235/4, 235/5 (Part), 235/6(Part) and 235/7(Part) of Ramanayyapeta Gram Panchayat to an extent of Ac.8.05 cents - Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 141**

**Dated the 20<sup>th</sup> February, 2009.**

Read the following:-

1. G.O.Ms.No.389 MA., dated 10.9.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.540/2007/R, dated 12.6.2007.
3. Government Memo. No.11816/H1/2007-1, Municipal Administration and Urban Development Department, dated 5.5.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.540/2007/R, dated 10.7.2008.
5. Government Memo. No.11816/H1/2007-2, Municipal Administration and Urban Development Department, dated 31.7.2008.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.452, Part-I, dated 5.8.2008.
7. From the Panchayat Secretary, Ramanayyapeta Gram Panchayat, Letter Roc.No.63/2008, dated 12.2.2009 addressed to the Director of Town and Country Planning, Hyderabad.

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**ORDER:**

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 389 MA., dated 10.9.1975 was issued in Government Memo. No.11816/H1/2007-2, Municipal Administration and Urban Development Department, dated 31.7.2008 and published in the Extraordinary issue of A.P. Gazette No.452, Part-I, dated 5.8.2008. No objections and suggestions have been received from the public within the stipulated period. The Panchayat Secretary, Ramanayyapeta Gram Panchayat, in his letter dated 12.2.2009 has stated that the applicant has paid an amount of Rs.1,95,480/- (Rupees one lakh ninety five thousand four hundred and eighty only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.  
( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.  
The Panchayat Secretary, Ramanayyapeta Gram Panchayat, East Godavari District.  
The Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.

**Copy to:**

The individual through the Panchayat Secretary, Ramanayyapeta Gram Panchayat, East Godavari District.  
The District Collector, East Godavari District, Kakinada.  
The Private Secretary to Minister for MA&UD.  
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

Contd.2.

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 452, Part-I, dated 5.8.2008, as required by clause (b) of the said section.

**VARIATION**

The site in R.S.Nos.234/1(Part), 234/2(Part), 234/3, 235/3, 235/4, 235/5 (Part), 235/6(Part) and 235/7(Part) of Ramanayyapeta Gram Panchayat to an extent of Ac.8.05 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No. 389 MA., dated 10.9.1975 is designated for Central Commercial use by variation of change of land use as marked "A to M" as shown in the revised part proposed land use map GTP No.19/2008/R which is available in Municipal Corporation, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall take prior approval before commencing the development activity from the competent authority.

**SCHEDULE OF BOUNDARIES**

- North : Two existing 25 feet wide dead end roads and houses in S.No.235/2, 238/3 and S.G.Engineering Enterprises in S.No.235/6(Part) and 235/7(Part).
- East : Existing Pithapuram road of 100 feet wide as per Master Plan.
- South : Existing 25 feet and 15 feet wide roads and houses in S.No.234 and 234/4.
- West : Existing 12 feet and 14 feet wide roads in S.No.235/1 & 237, Houses in S.No.235/5(Part) and 234/1(Part)2.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER